

DRAFT

05/20/2003

9:21 AM

AFFORDABLE HOUSING TASK FORCE
MINUTES for meeting of
May 15, 2003

Meeting held at:

**Development Services Center
4th Floor Training Room
1222 First Avenue
San Diego, CA 92101**

ATTENDANCE:

Members Present

Janet Anderson
Risa Baron
Nico Calavita
Gordon Carrier
Donald Cohen
Michael Conroy
Mike Galasso
Robert Griswold
Chuck Hoffman
Horace Hogan
Robert Kevane
Richard Lawrence
Jack McGrory
Sue Reynolds
Father Henry Rodriguez
Paul Shipstead
Andrea Skorepa
Darryl Steinhouse
Michael Turk

Members Absent

Steve Doyle

Staff Present

Colleen Clementson
Charlene Gabriel
Gail Goldberg
Tony Khalil
Bill Levin
Betsy Morris
Allyn Motter
Marcia Samuels
Penni Takade
Mike Westlake

The Affordable Housing Task Force was called to order at 12:05 p.m.

The minutes from the May 10, 2003 meeting were unanimously approved.

The Task Force took the following public comment:

Lina Ericsson, representing her client, the San Diego County Apartment Association, distributed a letter to the Task Force expressing legal concern with the cause eviction proposals and the Rental Unit Business Tax.

Debbie Daniels distributed a handout on HUD housing. She is trying to get Section 8 housing and has been on the waiting list for an extended period of time.

Daniel Beeman, a Single Room Occupancy (SRO) business owner, stated that he has been working with the housing issue in San Diego for the past five years and had some opinions on the SRO recommendations by Subcommittee 4. Jack McGrory asked that he give the Task Force something in writing, so they could better look at his recommendations.

Ruben Andrews, from the Coalition for Affordable Housing Solutions, distributed a draft of their proposal of an SRO Ordinance. The proposal is going to the Land Use and Housing Committee, and he would like the support of the Affordable Housing Task Force.

Jack McGrory, Task Force Chairperson, announced that the goal is have staff draft a report for the final meeting on May 29, which would be distributed three days before the meeting. The Task Force would then sign off on the final report on May 29.

Mr. McGrory took suggestions for statements to be included in the report and stated that he would consider all of the suggestions when drafting the report. The report will be distributed on Friday, May 23 to the entire Task Force.

Mr. McGrory announced that the Task Force will present their report to the Land Use and Housing Committee Meeting on June 18 at 2 p.m.

Subcommittee 2: Development, Regulations, and Incentives

The Task Force deliberated and voted on all items in the report that were trailed from the last meeting and items that were re-worded by staff. Under I. Incentives for Builders of Affordable Housing/Process, recommendation 1 (a) regarding whether sustainability should be changed to the number one priority in Council Policy 600-27, the recommendation did not pass with 10 members opposed and 9 in favor of the recommendation. Under Section V. Inclusionary Housing Ordinance, recommendation 2, to exempt sustainable projects, failed with 12 opposed and 7 in favor. On Section I, Fees, recommendation 1 was modified for the charges to be based on square feet rather than per unit. The amended recommendation was passed unanimously. Under III. Environmental/CEQA, the Task Force agreed to put recommendation 2 under VII. Community Planning Groups, recommendation 5, and was unanimously approved. The other recommendations under Community Planning Groups, Sustainable Buildings and Infrastructure were unanimously approved.

Subcommittee 3: Finance

The Task Force unanimously approved that for the revenue sources that do not require voter approval, the order they appear in the subcommittee's report is the order of priority when the recommendations are to be taken to the City Council. 1 (b) was modified to be contingent on an infrastructure finance package. For the revenue sources that do require voter approval the Task Force voted to add that, of those revenues taken to the voters, some portion must be set aside for housing, and that all of the housing must be accessible. Regarding infrastructure, Mr. McGrory motioned that the Task Force recommend a \$1 billion infrastructure bond to go up for voter approval, financed by an \$11 per month parcel tax with a task force to plan the implementation. This bond would pay for infrastructure for communities identifying housing locations as recommended in the subcommittee 2 report and would be distributed 70% to urbanized communities and 30% to planned urbanizing communities for streets, sidewalks, medians, parks

and fire and library facilities that are not already financed. This was approved by the Task Force with one abstention. The Task Force unanimously approved a new recommendation to reevaluate the Development Impact Fees (DIF) in older communities.

Subcommittee 4: Preservation and Renters and Homeowners

The Task Force began to deliberate on each of the subcommittee's recommendations.

Recommendation 1 regarding the increase of positions in the Neighborhood Code Compliance Department and the City Attorney's Office was unanimously approved. The recommendation should include targeted code enforcement and staff should address not only egregious slumlords, but track disability issues. Recommendation 2 was unanimously approved to increase the re-inspection fee and to put another section in the Code for punitive fees for substandard housing. After a discussion regarding Single Room Occupancy Hotel Regulations, all of the recommendations were approved with the following modifications: recommendation (a) to provide at least 6 months relocation assistance for tenants was amended to only include senior citizens, disabled, and low income tenants, with 13 in favor and 4 opposed. Recommendations (b) and (c) were approved with 10 in favor, 6 opposed and 1 abstention. All of the recommendations under 4. Condominium Conversion Regulations were unanimously approved with the amended language as suggested by Mike Turk regarding compliance with building codes.

The Task Force agreed to extend the next meeting until 3 p.m. and will finish deliberating and voting on the remaining recommendations from Subcommittee 4 during the first hour of the next meeting.

ADJOURNMENT

The meeting was adjourned at 3:02 p.m.

**The next scheduled meeting is: Thursday May 29, 2003 @ 12 noon
Development Services Center, 1222 First Avenue, 4th Floor, Training Room**